



FACT SHEET

Brownfield Cleanup Program

Former Ames/Hills Plaza Site

September, 2006

Site # C9-07-029

Jamestown, Chautauqua County

Environmental Cleanup Action Completed at Former Ames/Hills Plaza Site; Remedial Action Report Under Review

Cleanup work has been completed to address contamination related to the Former Ames/Hills Plaza Site located at the intersection of Harrison Road and South Main Street in the City of Jamestown, Chautauqua County. See map for the location of the site. Cleanup work was completed under New York's Brownfield Cleanup Program (BCP).

New York State Department of Environmental Conservation (DEC) previously accepted an application submitted by The Krog Corporation to participate in the BCP. The application proposes that the site will be used for commercial purposes.

The Krog Corporation has completed cleanup work at the site, and has submitted a Remedial Action Report (RAR) to DEC for review. The Remedial Action Report states that cleanup requirements at the site have been achieved in order to fully protect public health and the environment for the proposed site use. The Remedial Action Report is available for public review at the locations identified at the end of this fact sheet. "*Remedial activities*" and "*remediation*" refer to all necessary actions to address any known or suspected contamination associated with a site.

Highlights of the Remedial Action Report

A Remedial Action Report (RAR) includes the following goals:

- 1) describe the remedial activities completed;
- 2) certify that remediation requirements have been achieved or will be achieved;
- 3) define the boundaries of the site;
- 4) describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when the remedial action leaves residual contamination that makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier;
- 5) certify that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by DEC.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

Remedial actions completed at the Former Ames/Hills Plaza site included the following:

- In August 2005, cleanup work was completed which involved the excavation and removal of approximately 400 cubic yards of petroleum contaminated soil and one 1,000 gallon under ground storage tank, the likely source of the petroleum contamination.

- In July 2006, a site cover system was completed. The entire site was covered using one of the following covers including the site building foundation, pavement, clean soil, and wood mulch in areas with mature trees. The site cover systems diminish the potential for direct contact with low levels of contaminants within the underlying soil/fill material.
- As part of the cleanup remedy, long-term soil/fill management practices will be followed if the cover systems are to be disturbed. Also, operation, monitoring, and maintenance (OM&M) procedures will be followed to confirm that remedial actions remain in place and operable. Key components of the OM&M Plan include:
 - Annual visual assessment of the adjacent stream bank along the Chadakoin River for evidence of unexpected leaching of contaminants from the site to the river.
 - Annual inspection of the site cover systems for cracks, slumping, erosion, stressed vegetation, etc.
 - Confirmation of compliance with the institutional controls that limit future site use to commercial or industrial purposes, and that restrict the use of groundwater.

Next Steps

DEC will review, make any necessary revisions, and, if appropriate, approve the Remedial Action Report. The approved Remedial Action Report will be made available for public review at the locations listed below under the heading “For More Information.” DEC then will issue a Certificate of Completion to The Krog Corporation. With its receipt of a Certificate of Completion, the Krog Corporation would:

- have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- be eligible for tax credits to offset the costs of performing remedial activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with DEC, or if the applicant commits fraud regarding its application or its certification that cleanup levels have been met.

A fact sheet, similar to this one, will be sent when DEC issues a Certificate of Completion to the Krog Corporation.

Site Background

The seven acre Former Ames/Hills Plaza Site is located in a commercial area at the intersection of Harrison Road and South Main Street in the City of Jamestown, Chautauqua County. The site is being redeveloped into a professional office park facility called the Jamestown Area Medical Association (JAMA).

As part of the BCP process, a Remedial Investigation (RI) was completed during the winter of 2004/2005 at the site. The RI included soil borings, excavation of test pits, and installation of groundwater monitoring wells, a geophysical survey and the sampling of soil, groundwater and indoor air. During the Remedial Investigation, an area near the northwest corner of the site building was found to contain petroleum-impacted soil below surface level.

DEC directed the site developer to remove the impacted soil as an Interim Remedial Measure (IRM) and backfill the excavation with clean soil. IRM work was completed in August 2005. The entire site property is now covered with either concrete or blacktop pavement, clean soil, or wood mulch.

FOR MORE INFORMATION

Locations to View Project Documents

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Remedial Action Report and the application to participate in the BCP accepted by DEC:

James Prendergast Library
509 Cherry Street
Jamestown, New York 14701
(716) 484-7135
<http://www.prendergastlibrary.org/>

NYS Department of Environmental Conservation
Region 9 Office
270 Michigan Avenue
Buffalo, NY 14203
Please call for an appointment.

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Site-Related Project Questions

Jaspal S. Walia, P.E., Project Manager
NYS Department of Environmental Conservation
(716) 851-7220
270 Michigan Avenue
Buffalo, New York 14203-2999
Email address: jswalia@gw.dec.state.ny.us

Site-Related Health Questions

Cameron O'Connor, Public Health Specialist
NYS Department of Health
(716) 847-4385
584 Delaware Avenue
Buffalo, New York 14202

If you know someone who would like to be added to the project mailing list, please have them contact the DEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

SITE LOCATION MAP

